

Minutes of the Clarborough & Welham Parish Council meeting held Monday 25th February 2019 in the Clarborough Village Hall, Main Street, Clarborough

Present: Cllr Gibson (Chair), Cllr Avery, Cllr Hardy, Cllr Baines, Cllr Willcock and Cllr Bowler

Others: Mrs Davies (Clerk) District Cllr Kath Sutton, County Cllr Tracey Taylor, PCSO Airey and Mr Oates (Footpath Warden)

1005/19 To receive apologies for absence

No apologies received.

1006/19 To receive any Declaration of Interest in any items on the agenda

Declaration of Interest received from Cllr Baines for planning application 19/00130/FUL.

1007/19 To suspend the meeting for open session for members of the public to speak and to receive reports from the District & County Councillors, PCSO Airey and Mr Oates (Footpath Warden)

District Cllr Kath Sutton gave a report on the Rural Conference and the Parish Forum. County Cllr Tracey Taylor reported that at the County Council's full council meeting the budget was set to increase the council tax by 3.99%; 2.99% was the main increase plus 1% to cover the increase in adult care. ~~The Local Improvement Scheme closes this week and there was nothing for the Parish Council; despite the Parish Council asking for the resurfing of Little Lane to be included. (removed when approved 1/4/19 – information misinterpreted)~~

The Chair read out a report from the Parish newsletter's Editor; which also asked for volunteers to help with delivering the newspapers.

Mr Oates (Footpath Warden) reported that he is at long last meeting the Rights of Way Officer in Nottingham to agree the maintenance schedule for the coming financial year.

1008/19 To approve the minutes of the meeting held 14th January 2019

Cllr Avery proposed to accept the minutes of the meeting held 14th January 2019 as a true record; this was seconded by Cllr Willcock and resolved by the Council.

1009/19 To receive updates on any actions from previous meetings

- Min 997/17 – The Chair reported that the Council has used up one of the reserve meeting dates for the Housing Development meeting
- Min 1002/19 – No invoice has yet been received from N.C.C for the repair to the village hall street light

- Min 1007/19 – The Chair has carried out a litter pick from Welham to the top of the hill

1010/19 To receive reports from any other meetings attended

No meetings attended - the next meeting to be held is the Rural Conference on the 14th March 2019.

1011/19 To receive play area inspection reports

Cllr Bowler gave his play area inspection report. One of the boards is slightly loose on the climbing wall; the Chair will carry out a repair.

The Chair also reported that the main street light column in the car park is covered by the tree; he has arranged for the overgrown branches to be cut back.

1012/19 To consider annually grass cutting grant to the St John the Baptist Church

Cllr Avery proposed to approve £500 payment towards the grass cutting in the churchyard; this was seconded by Cllr Hardie and resolved by the Council.

1013/19 To consider the Internal Control Testing review document for 2018/19

The Clerk previously circulated the Internal Control Testing review document for the councillors to consider. Cllr Bowler proposed to approve the documents; this was seconded by Cllr Wilcock and resolved by the Council.

1014/19 To consider the deed for the gifting of the Parish Pasture land

The solicitor has come back to the Chair for clarification on a couple of queries she had; these have now been answered. Unfortunately the deed has not been finalised in time for the meeting. When the final version is received then two councillors will sign the deed and a witness will counter sign.

1015/19 Finances – to approve payments and receive financial update

The Clerk circulated copy of the finances, budget and bank statement as at 31st January 2019 for the Councillor to view.

Cllr Willock proposed to approve the finances and payments below; this was seconded by Cllr Avery and resolved by the Council.

- a) St John the Baptist Church £500 towards grass cutting of the churchyard (2098)
- b) Holmes Groundcare Maintenance- grass cutting in January £167.15 (2099)
- c) Parish Clerk wage £162.73 (2100)
- d) HMRC – p.a.y.e £40.60 (2101)

- e) Bassetlaw District Council £34.14 (2102)
- f) Fenton Forestry – prune tree in car park £80.00 (2103)

The Chair reported that the Clerk may have some extra hours to claim due to the finances relating to the several ongoing projects.

1016/19 To consider request to pay wages via standing order

Cllr Baines proposed to approve the request to pay the Clerk's wages via standing order; this was seconded by Cllr Bowler and resolved by the Council.

1017/19 To consider planning applications, note any planning correspondence and decisions

Application: 18/01442/OUT

Proposal: Outline planning application with some matters reserved (Approval being sought for access) proposed residential development

Location: Land south of Broad Gores, Clarborough

Please see below the Clarborough & Welham Parish Council's response to the above application.

It is noted that this Application is specifically for access approval but that it also includes other matters, many of which are reserved for future approval. As these other matters are included the Parish Council have taken the opportunity to comment on them.

The Parish Council supports the design features of the site, which:

- 1) Prevents vehicles travelling between the north side of Broad Gores and the south side of Broad Gores. This complies with the Clarborough & Welham Neighbourhood Development Plan (ClaWe NP) Policy 1: para 3b page 29. This 'no through route' design was a main feature of consultation responses during the development of the Neighbourhood Plan. Nottinghamshire County Council was a statutory consultee of this plan and made no comment on this aspect of the Neighbourhood Plan at that stage 2) Make a feature of the existing Ash tree on the site as an open public square 3) Include the Green Corridor (ClaWe NP para 3b page 29) and swale for surface water attenuation, which acknowledges ClaWe NP Policy 5 4) Include a wide variety of building materials and building height 5) Provides water butts to all properties which will also attenuate water flow in heavy rain acknowledging ClaWe NP Policy 5 6) The footbridge over the Beck providing access from the development to the main facilities of Clarborough. (ClaWe NP Policy 1 para 3b page 29)

The Parish Council has concerns over the following issues referred to in this application but assumes that these will be addressed in the Matters Reserved Planning Application:

- a) Detail of the number of bedrooms in the housing b) Whether any of the housing provision will be bungalows - single storey is referred to in the Access and Design Statement. This would be encouraged by the Parish Council c) Ensure rooflines are variable

throughout the development as referred to in the Access and Design Statement d) It would be against any suggestion of resident on-street car parking and would want all of this to be in curtilage or in the proposed car parking courts for residents e) Refuse bin storage provision would be better for 3 bins as BDC now have a brown bin garden waste scheme which many current residents have taken up and this is likely to be the case in the development f) The construction specification, including the width, of the footbridge. Also the ultimate responsibility for and maintenance and upkeep for this and associated access paths after installation. g) The Key Principle of the ClaWe NP (page 21 & 22) is for consultation between the Developer and the community. This has not taken place in the detailed production of this application and the Parish Council would encourage the developer to consult with the Parish Council and residents before the submission of the next stage of the planning process.

Additional The Parish Council would like to see added to the proposal an access to the Parish allotments which lie to the west of the Parish Pasture. The gateway to the allotments is approximately 10 m north from the current end of Broad Gores south and 6 m west of the proposed new line of the road. We would like to see a tarmac road provided no more than 4 meters in width.

Summary The Parish Council welcomes much of this Access and Design proposal which it considers provides the potential for an extremely attractive development which will be an asset to the village of Clarborough. It is also pleased to see that the current proposals address most of the issues contained in the Clarborough & Welham Neighbourhood Development Plan 2016-2031.

It does however reserve the right to comment during further consultation on details on the reserved matters.

Footnote The Parish Council expresses grave concern at the response by Nottinghamshire County Council Highways Department about the road layout.

This response suggests that the two existing ends of Broad Gores should be linked and open to through traffic.

This is specifically against ClaWe NP Policy 1 para 3b page 29.

Residents of all roads affected, Smeath Lane, Broad Gores north, Broad Gores south and Big Lane, and the wider population of the village, expressed concerns at the potential for the creation of a 'rat run' through the existing and new roads. If the new road were to be linked it would create excessive speeds and danger to pedestrians on narrow roads. It would encourage even more inappropriate use of Big Lane which is acknowledged as a narrow road, with much on-street parking (often in the region of 10-18 vehicles), plus poor sight lines where it joins the A620, Main Street. The junction between Broad Gores south and Big Lane is already the site of many 'very near misses' as many (most) drivers cut the corner when entering Broad Gores south from Big Lane. There have been

a number of minor collisions at this junction and the likelihood that this will happen will be increased by increasing traffic numbers.

The current situation as to cul-de-sacs on the two ends of Broad Gores has never been an issue for residents, visitors, and delivery or service vehicles and has existed some 49 years without problem. There are also many other cul-de-sacs in the village which create no problems for residents or users. Cul-de-sacs in the village cause no problems for traffic.

The Parish Council see no issue with the proposed creation of 2 cul-de-sacs and supports this in the interest of greater road safety for pedestrians and drivers and in support of the Clarborough & Welham Neighbourhood Plan policy 1.

At this point Cllr Baines left the meeting whilst the following application was being considered.

Application: 10/00130/FUL

Proposal: Alter existing Access, erect a two storey dwelling and detached garage

Location: Tievoli, Main Street, Clarborough

The Council considered that above application and had no objections.
Cllr Baines then returned to the meeting.

Application: 19/00139/HSE

Proposal: Retention and completion of garage/storage shed for garden machinery and motor vehicle hobby projects

Location: Markfield, Smeath Lane, Clarborough

The Council considered the above application and had no objections.

Application: 19/00191/COU

Proposal: Application to retain a change of use from agricultural to B1/B8 (open Air)/Sui Generis – trucking sales, spares and plant equipment business

Location: Markfield Farm Buildings, Smeath Lane, Clarborough

The Council considered the above application and had no objections. However; it did want to make a comment on concerns over the increase of traffic due to the change of use, size and weight of vehicle and inappropriate use of Smeath Lane.

Cllr Avery proposed to approve the above considerations; this was seconded by Cllr Willcock and resolved by the Council.

1018/19 To receive update on the Neighbourhood Plan – Local Plan

Neighbourhood Plan- Local Plan Discussions with Bassetlaw District Council (BDC) Planning Dept - A presentation was given by Cllr Willcock which covered the following points.

On 12 February 2019, Cllr Avery and I met with Tom Banister & Will Wilson of BDC Planning Dept to discuss the implications of the newly published Local Plan for our Parish and

Neighbourhood Plan. There is a great deal of detail in the Local Plan which will be active until 2035 if implemented in 2021, which is the aim for BDC.

Following a long, friendly and informative discussion the main conclusions for implications for the Parish are:

- The Local Plan is driven by national Government requirements
- As for all of the 73 larger Parishes in Bassetlaw there is a requirement to have a 10% increase in housing supply (based on housing numbers in August 2018).
- This gives a figure of 50 extra houses required by 2035 in our Parish
- The NP made a single site allocation of 38 houses (the Broad Gores Housing Development). There are also 3 'live' Planning Permissions current. This leaves a shortfall of 9 new houses needed to reach 50.
- Due to the shortfall the NP becomes ineffective as a planning tool!
- For all of the 73 larger Parishes, there is also a 'cap' of 20% increase in housing numbers, 93 for our Parish.
- The Parish Council could re-open the NP and put out a 'call for sites' for either the extra 9 or the 'capped' 53 additions.
- The Parish Council could do nothing and rely on a 'windfall' of proposed housing development over which it has no control.
- There is a public consultation event on Wednesday 27 February 2019.
- Closing date for consultations is 10 March.

The Parish Council needs to do 2 things:

- i. Respond to the Draft Strategic Plan by the deadline of 10 March 2019.
- ii. Decide on what course to take in respect of up-dating our Neighbourhood Plan. This is not so urgent but the sooner it is started the better.

1019/19 To receive update on the Housing Development

CLlr Willcock showed a copy of the Planning Application submitted to BDC by the developers of the Broad Gores site for the building of 38 houses. This submission was for permission for access only.

The PC had received a copy of the Plan shortly after the last PC Meeting and the Neighbourhood Plan Steering Group / Parish Councillors group had met to discuss the Plan.

There was much to recommend the proposal which also included a design statement. All the specific items from the NP were included in the submission and the final design was considered to be an improvement on the Plan drawn-up for the NP. The design element of the proposal was also considered to offer an attractive living space for new residents and an asset to the village.

There was considerable concern at the NCC Highways response which objected to the prevention of through traffic between the two ends of Broad Gores.

The group formulated a response, which included comments on the Highways objections, and this was approved by Councillors before submission to BDC.

1020/19 To receive update from the Parish Pasture Group and consider/approve associated Expenses

Cllr Willcock gave the following report:

Land Work - Some tree planting from whips supplied by the Woodland Trust last year.

Another 300 snowdrops have been planted and a few of those planted last year are showing through - but not many! Other plants are such as primroses and cowslips are also starting to show through.

Hedge - Following a FoPP meeting and the meeting with Nottinghamshire Wildlife Trust on 28th January it was decided to go ahead with the laying of half of the existing hedge. This helps to preserve wildlife habitat in the half not being layed. The second half will be layed in 2-3 years. 4 different individuals and 1 organisation (Brackenhurst Agricultural College) were approached for quotations. 1 quotation & 2 estimates were given. They were all within £1 of each other per metre of hedge but only 1 could complete the work by the end of February ie before birds start nesting. This was accepted and the work was started on 18th February and is expected to be finished on 26th February at a cost of £1,200. The cut material (brash) will be chipped and used to renew the surface of the footpath.

Public Footpath - There are ongoing discussions with NCC Footpaths Officer but these have stalled temporarily. Mr Oates (Footpath warden), Cllr Willcock and NCC's Jane Baines Rights of Way will soon meet regarding the improvement to the footpath; there may be a possibility that NCC would give a grant for part; or even all of the cost. However, they would like to change the specification that Cllr Willcock set down with the contractors

Community Orchard - Cllr Andrew Avery has produced a bid for funding to the NCC Local Improvement Scheme.

Land Transfer - No further news

1021/19 To consider an application for the Local Improvement Scheme – Community Orchard Bid

Cllr Avery circulated a copy of the Local Improvement Scheme (Capital Fund) application form for funding towards the Community orchard to be named The Mayflower Community Orders which is linked to the celebration of the Pilgrim Fathers anniversary and Clarborough. The total project is £3620 and £1810 has been applied for through the application. Cllr Avery made a request to the Parish Council to match fund with the amount of £1090 out of the 2019/20 budget for future developments.

The Chair proposed in principal that if the application was successful; the Parish Council will contribute £1090 to the project. This was seconded by Cllr Bowler and resolved by the Council.

1022/19 To receive update from the Allotment Association and consider/approve associated expenses

Cllr Hardie reported that following the allotment inspection; the wildlife corridor around the allotments has been re-established and paths between the plots have been dug down. The allotments are ready now for the next inspection before the elections so everything is in order for the new Council.

1023/19 To receive update on the Flood Prevention and Flood Management Strategy

Cllr Avery is frustrated with not getting a respond from NCC and BDC regarding the whole project.

There are varies elements of the project:-

- The engineering element of putting a culvert across to drain more water away the natural flood element upstream to try to reduce the flow
- the issues of communicating with businesses home owners, tenants re their responsibilities to make sure they keep the dykes clear
- making sure the villagers know what we are doing

Last year we had useful meetings with Officers from the County and District Councils; setting out who is doing what and when – unfortunately nothing has been moved forward and Cllr Avery is struggling to get a drawn up project plan- but he will keep on banging on doors until something happens.

1024/19 To report any Highways/Rights of Way or Service Faults

- The Chair reported that Smeath Lane hedge will be cut back tomorrow
- Cllr Baines reported parking on Gill Green near the OAP bungalows – the Chair will investigate

1025/19 To receive any correspondence or information for future agenda items

Notification of the Bassetlaw District Council Spring Clean – the Chair will book the 24th March as the Parish Council's litter pick with 7th April has a backup date. Confirmation will be required prior to advertising the event.

1026/19 Time and date of the next Parish Council Meeting

The next Parish Council meeting will be held on the 1st April 2019 at 7.15pm in the Clarborough Village Hall, Main Street, Clarborough.